104.0	0003	0015.A	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card /	Total Parcel
APPRAISED:	742,200 /	742,200
USE VALUE:	742,200 /	742,200
ASSESSED:	742,200 /	742,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
6		CHEROKEE RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	SMITH JOHN T & CAROL A
Owner 2:	
Owner 3:	
Street 1:	6 CHEROKEE RD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .206 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1953, having primarily Wood Shingle Exterior and 1935 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 8 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8973.000	259,300	500	482,400	742,200
Total Card	0.206	259,300	500	482,400	742,200
Total Parcel	0.206	259,300	500	482,400	742,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 383.57 | /Parcel: 383.57

Legal Description

Entered Lot Size	
Total Land:	
Land Unit Type:	

User Acct	67000
GIS Ref	
GIS Ref	
Insp Date	09/14/18

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 104.0-0003-0015.A

!8277!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	259,300	500	8,973.	482,400	742,200		Year end	12/23/2021
2021	101	FV	250,200	500	8,973.	482,400	733,100		Year End Roll	12/10/2020
2020	101	FV	250,200	500	8,973.	482,400	733,100	733,100	Year End Roll	12/18/2019
2019	101	FV	205,900	600	8,973.	482,400	688,900	688,900	Year End Roll	1/3/2019
2018	101	FV	205,900	0	8,973.	413,500	619,400	619,400	Year End Roll	12/20/2017
2017	101	FV	205,900	0	8,973.	385,900	591,800	591,800	Year End Roll	1/3/2017
2016	101	FV	205,900	0	8,973.	330,800	536,700	536,700	Year End	1/4/2016
2015	101	FV	193,000	0	8,973.	296,400	489,400	489,400	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	07:02:56

LAST REV

Date	Time
10/01/18	15:35:57

mmcmakin

USER DEFINED

Prior Id # 1:	67000
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 8277

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	736-41		1/1/1901	Family		No	No		N

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/20/2008	683	Re-Roof	5,000			G9	GR FY09	
5/1/1995	224		400					ADD WDK
10/20/1993	525	Manual	2,000					REROOF

ACTIVITY INFORMATION

Date	Result	By	Name
9/14/2018	MEAS&NOTICE	BS	Barbara S
4/15/2009	Meas/Inspect	163	PATRIOT
10/25/1999	Meas/Inspect	264	PATRIOT
8/31/1991		JK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8973		Sq. Ft.	Site		0	70.	0.77	4									482,432						482,400	

Total AC/HA:	0.20599	Total SF/SM:	8973	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	482,432	Spl Credit		Total: 482,400

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	20 - Copm. Clap	10	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1953	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic $ / SQ:	110.00
Size Adj.:	1.14763033
Const Adj.:	0.99790013
Adj $ / SQ:	125.974
Other Features:	77250
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	375761
Depreciation:	116486
Depreciated Total:	259275

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	8	BRs:	4	Baths:	2	HB					

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	8	4	
Totals			
1	8	4	

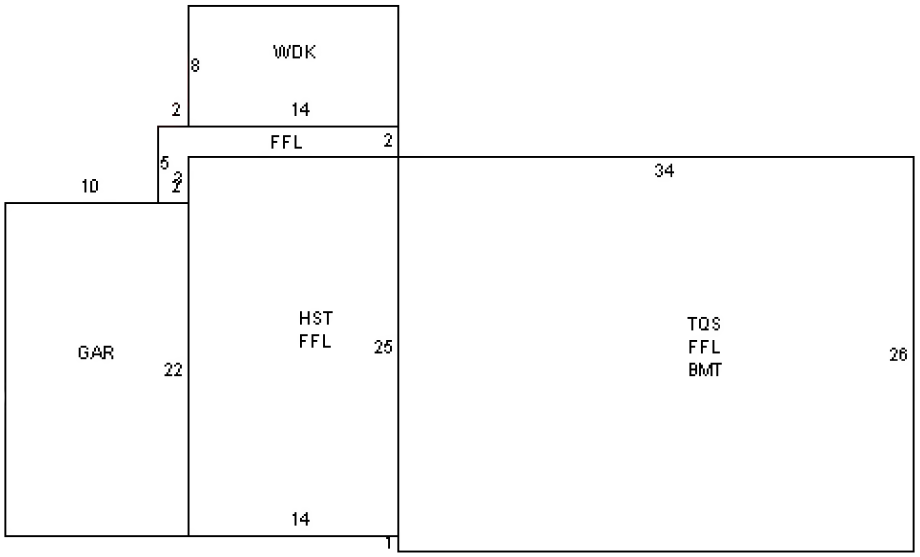
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	125.97
Special Features:	0	Val/Su Net:	76.94
Final Total:	259300	Val/Su SzAd	122.89

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,272	125.970	160,239
BMT	Basement	884	37.790	33,408
TQS	3/4 Story	663	125.970	83,521
GAR	Garage	264	24.420	6,446
HST	Half Story	175	75.580	13,227
WDK	Deck	112	14.900	1,668

Net Sketched Area:	3,370			Total:	298,509
Size Ad	2110	Gross Area	3766	FinArea	1935

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
HST	100	UNF	100		

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 104.0-0003-0015.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
19	Patio	D	Y	1	17X17	A	FR	1970	3.55	T	49	101			500			500

More: N	Total Yard Items:	500	Total Special Featues:		Total: 500